**TENANCY AGREEMENT**

**BETWEEN**

**TENANTNAME**

**TENANT**

**AND**

**PROPERTYMATAAZ LIMITED**

**ACTING AS AGENTS FOR LANDLORD**

**landlordName**

THIS AGREEMENT IS MADE IN RESPECT OF THE LANDLORD’S numberOfRooms, propertyType AND propertyAddress

This Tenancy Agreement is made this today between

PropertyMataaz Limited (agents acting for and on behalf of **landlordName**) of 381 Ademola Ajasa Street, Omole Phase 1, Ikeja, Lagos) hereinafter referred to as **PropertyMataaz** which expression shall where the context admits include his representatives, successors-in-title, and assigns of the one part

**AND**

**TENANTNAME**of tenantAddress (hereinafter referred to asThe Tenant which expression shall where the context admits includehis representatives, successors-in-title, and assigns) of the other part.

WHEREAS:

1. The Landlord is the owner of the property which is herein intended to be let to the Tenant by this agreement and has listed same for rent on the PorpertyMataaz platform via a web application or mobile application on Android and iOS.
2. The company has agreed to let and the Tenant has agreed to take a tenancy of the demised premises for a period of [insert no. of years of tenancy] commencing from today for the sum of amountInFigures, amountInWords

**WHEREBY IT IS AGREED AS FOLLOWS:**

1. PrompertyMataaz lets and The Tenant takes all that numberOfRooms, propertyType situate at propertyAddress at the rent payable.
2. The rent payable for the said property is amountInFigures, amountInWords per anum.
3. The tenancy is for a period of [insert no. of years] certain commencing from today to nextDueDate
4. The receipt of the total sum of amountInFigures, amountInWords is hereby acknowledged.

**THE TENANT HEREBY COVENANTS WITH THE LANDLORD AS FOLLOWS:**

1. To pay all utility charges and levies as at when due and as may from time to time be imposed on the property.
2. To use the property for its intended purpose only and not to assign or sublet any part of the same to a third party without the written consent of The Company.
3. Not to damage said property or make any alterations or additions to it but keep it in good condition; reasonable wear and tear considered.
4. Not to do or allow to be done on the property or any part thereof, any act or thing whatsoever which may be a nuisance, damage, or disturbance to the Landlord, other occu[iers of the property.
5. To compensate The Landlord against any damages, loss, costs, and expenses suffered or incurred by The Landlord and caused by the act or default of The Tenant, his representatives, or visitors on the said property, and to indemnify The Landlord from, and against all actions, claims, demands, and liabilities in that respect.
6. To repair and yield up possession of the property to The Landlord of PropertyMataaz at the end of the termination of the term hereby granted.
7. To comply with all Bye-laws and Regulations and carry into effect, all lawful orders of public or local authority whether the same be addressed to The Landlord of The Tenant and to indemnify The Landlord against the consequences of any breach or non-performance thereof.
8. To permit The Company and its Agents with all necessary workmen and tools at all reasonable times to enter into the demised premises execute repairs, thereto and carry out any alterations to any part or parts of the demised property which it may desire to carry out; such work to be carried out in such a way as not to cause inconveniences to The Tenant.

**THE LANDLORD HEREBY COVENANTS WITH THE TENANT AS FOLLOWS:**

1. To allow The Tenant to have peaceful and quiet possession of the said property without any interference but subject to The Company’s right of entry and inspection of the property.
2. To notify The Tenant 6 months before the expiration of this agreement to give up possession of the property at the expiration of the tenancy, with or without an option to renew.
3. To notify The Tenant of The Landlord’s intent to review the yearly rent upward after the expiration of the tenancy, should there be an extension of this agreement between the Tenant and The Company.

**PROVIDED ALWAYS** and it is expressly agreed as follows::

1. That no immunity shall avail the Tenant except the one provided by statute and waiver in the unlikely event that recovery of premises proceedings is instituted as a result of any breach of the covenants of this tenancy agreement, which shall remain without remedy after 21 days notice in writing has been served on the Tenant, then and in such circumstances, The Company may at any time thereafter re-enter upon the property or any part thereof in the name of the whole and henceforth hold and enjoy the same as if this tenancy has not been granted but without prejudice to any right, action or remedy of The Landlord for any antecedent breach of covenant by the tenant.

**IN WITNESS WHEREOF** the signature of both parties are hereunto affixed the day and year first above written.

SIGNED by the within-named

COMPANY: PropertyMataaz Limited

SIGNED by the within-named

TENANT: TENANTNAME